

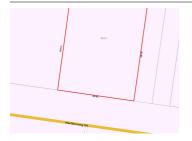
STATEMENT OF INFORMATION

10/122 MARIBYRNONG ROAD, MOONEE PONDS, VIC 3039
PREPARED BY GRANTHAM REAL ESTATE, 2 GRANTHAM STREET BRUNSWICK WEST



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10/122 MARIBYRNONG ROAD, MOONEE 🔑 2 😓 2 🚓 1







Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$500,000

MEDIAN SALE PRICE



MOONEE PONDS, VIC, 3039

Suburb Median Sale Price (Unit)

\$480,000

01 October 2017 to 30 September 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



9/95 UNION RD, ASCOT VALE, VIC 3032







Sale Price

\$512,000

Sale Date: 29/08/2018

Distance from Property: 551m





4/52 MUNRO ST, ASCOT VALE, VIC 3032







Sale Price

\$500,000

Sale Date: 17/07/2018

Distance from Property: 492m





11/122 MARIBYRNONG RD, MOONEE PONDS, 🕮 2 🕒 1







Sale Price

\$462,000

Sale Date: 07/09/2018

Distance from Property: 0m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address
Including	suburb and
	postcode

10/122 MARIBYRNONG ROAD, MOONEE PONDS, VIC 3039

Indicative selling price

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Single Price:	\$500,000
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Median sale price

Median price	\$480,000	House		Unit	X	Suburb	MOONEE PONDS
Period	01 October 2017 to 30 September 2018		Sour	rce		pricefinder	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 9/95 UNION RD, ASCOT VALE, VIC 3032 \$512,000 29/08/2018 4/52 MUNRO ST, ASCOT VALE, VIC 3032 \$500,000 17/07/2018 11/122 MARIBYRNONG RD, MOONEE PONDS, VIC 3039 \$462,000 07/09/2018

